

PROPOSAL FORM FOR PURCHASE OF LAND– Page One

LAND PROPOSAL FOR: **ISP - Lewiston:**

PROPOSED CLOSING DATE OR EFFECTIVE DATE OF LEASE: _____

THE OFFEROR

PROPOSAL SUBMITTED BY: _____ (Company)
_____ (Contact Person)
_____ (Street Address)
_____ (City, State, ZIP)
_____ (Phone/Fax/Email)

PURCHASE PRICE: _____

OTHER TERMS:

LEASE RATE (\$/YEAR): _____ LEASE TERM: _____

OPTION TO PURCHASE AFTER: _____ YEARS

COMMERCIAL DEVELOPMENT EXPERIENCE: _____

(Please provide brief narrative detailing size and nature of properties developed, locations and tenancies. A copy of your company's professional brochure may be attached to this proposal as additional information.)

LOCATION OF THE SITE(Please provide plat plan and map indicating location as well.)

LOCATION OF THE SITE: _____ (Street Address)
_____ (City, State, ZIP)

NEAREST CROSS STREETS: _____

LEGAL DESCRIPTION: _____

ADJACENT PROPERTY USES: (Show existing uses. If vacant, show zoning of adjacent properties)

To the East: _____

To the West: _____

To the North: _____

To the South: _____

PROXIMITY TO BUS ROUTE: _____ (# of Blocks)

PROXIMITY TO FEDERAL, STATE AND LOCAL AGENCIES WITHIN 1 MILE RADIUS:

SERVICES AVAILABLE WITHIN 1 MILE RADIUS: _____

(Gas stations, restaurants, motels, retail facilities, banks, etc.)

SIZE OF SITE

OF ACRES: _____ DIMENSIONS: _____ X _____ X _____

USABLE ACRES: _____

WILL A FIRST RIGHT OF REFUSAL BE AVAILABLE ON ADJACENT LAND? YES NO. IF YES, PLEASE FURNISH PRICE, TERMS AND DATES OF RELEASE: _____

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ZONING

CURRENT ZONING DESIGNATION OF THE SITE: _____

SETBACK REQUIREMENTS: _____

PERMITTED USES WITHIN CURRENT ZONING: (Either fill in or attach zoning ordinance). _____

WILL A CHANGE IN ZONING BE REQUIRED? YES NO. IF YES, PLEASE INDICATE THE TIME ESTIMATED FOR HEARINGS: _____

COVENANTS OR DEED RESTRICTIONS

ARE THERE ANY PROTECTIVE COVENANTS RUNNING WITH THE LAND? YES NO. IF YES, PLEASE FURNISH A COPY OF THE COVENANTS.

WILL THE COVENANTS ALLOW FOR A FENCED LOT? YES NO. A RADIO TOWER? YES NO.

EASEMENTS

PLEASE DETAIL OR SHOW ON THE PLAT ANY EASEMENTS: _____

UTILITIES AND SERVICES

TYPE OF UTILITY OR SVC	AVAILAB LE TO THE SITE*	CURRENT CAPACITY	DOES IT APPEAR THAT UTILITY OR SVC BE ADEQUATE TO SUPPORT INTENDED USE?
WATER		___" LINE, ___ GPM	<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
WELL FOR LAWN IRRIGATION		___ GPM	<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
SEWER		___" LINE, ___ CAPACITY, ___ PUBLIC OR ___ PRIVATE	<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
FIRE PROTECTION		___ FIRE FLOW GPM	<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
ELECTRICAL SERVICE		__ SINGLE PHASE, __ THREE PHASE	<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
WOULD ALTERNATIVE POWER GRIDS BE AVAILABLE? <input type="checkbox"/> YES <input type="checkbox"/> NO.			
GAS			<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
TRASH SERVICE			
FIBER			<input type="checkbox"/> YES <input type="checkbox"/> NO. IF NO, PLEASE FURNISH ESTIMATED COST: \$ _____
WILL THERE BE ANY UTILITY IMPROVEMENT DISTRICT FEES? <input type="checkbox"/> YES <input type="checkbox"/> NO. IF YES, PLEASE FURNISH ESTIMATED COST: \$ _____			
*(INDICATE LOCATION OF WHERE AVAILABLE – AT PROPERTY LINE, IN STREET, ETC.)			

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DEVELOPMENT ISSUES

HAS A PHASE ONE REPORT BEEN COMPLETED? YES NO. IF YES, DATE OF REPORT: _____
 ARE THERE ANY KNOWN ENVIRONMENTAL ISSUES? _____(YES)_____(NO). IF YES, DETAIL
 POTENTIAL ISSUES AND PROPOSED RESOLUTION: _____

PREVIOUS AND CURRENT USES OF THE SITE: _____

ARE THERE ANY ANTICIPATED LAND DEVELOPMENT ISSUES: _____ (YES)_____(NO) IF YES, DETAIL
 POTENTIAL ISSUES AND PROPOSED RESOLUTION: _____

HAVE CURB CUTS AND ENTRANCES TO THE PROPERTY BEEN REVIEWED AND APPROVED BY THE CITY OR
 HIGHWAY DISTRICT? _____(YES)_____(NO) IF NO, DETAIL POTENTIAL ISSUES AND PROPOSED RESOLUTION:

IF CURB CUTS AND ENTRANCES HAVE BEEN APPROVED, PLEASE MARK LOCATIONS ON PLAN.
 IS THE SITE FAIRLY LEVEL? _____(YES)_____(NO) IF NO, PLEASE PROVIDE DETAIL ON PLAT PLAN.

DOES THE PROPERTY DRAIN INTO ANY CREEKS OR RIVERS? _____(YES)_____(NO) IF YES, DETAIL
 POTENTIAL ISSUES AND PROPOSED RESOLUTION: _____

ARE THERE ANY WETLANDS SITUATED ON THE SITE? _____(YES)_____(NO) IF YES, DETAIL
 POTENTIAL ISSUES AND PROPOSED RESOLUTION: _____

HAS A DRAINAGE PLAN OR A DRAINAGE STUDY BEEN COMPLETED? _____(YES)_____(NO) IF YES, PLEASE
 PROVIDE A COPY.

HAVE ANY SOIL TESTS BEEN COMPLETED? _____(YES)_____(NO) IF YES, PLEASE PROVIDE A COPY.

IS THE PROPERTY WITHIN A FLOOD ZONE? _____(YES)_____(NO)

WHAT IS THE HIGHEST POINT OF ELEVATION OF THE PROPERTY (for siting of a radio tower): _____

DEVELOPMENT PLAN

IS THE PROPERTY OR WILL IT BE WITHIN AN EXISTING OR CONTEMPLATED DEVELOPMENT? YES NO. IF YES,
 PLEASE FURNISH:

- COPY OF THE DEVELOPMENT PLAN.
- BRIEF DESCRIPTION OF HOW MAINTENANCE ON THE COMMON AREAS WILL BE ADDRESSED.
- ESTIMATE OF DUES OR ANY RELATED COSTS.
- BRIEF DESCRIPTION OF ANY CROSS-ACCESS AGREEMENTS.
- BRIEF DESCRIPTION OF COVENANTS.
- DESCRIPTION OF ROADS SERVICING THE DEVELOPMENT. WILL THEY BE PUBLIC OR PRIVATE ROADS?

COST EXPOSURE

THE RFP REQUESTS A FULLY DEVELOPED SITE. IF ANY DEVELOPMENT ISSUES SUCH AS UTILITIES, CURB CUTS,
 ETC. ARE NOT INCLUDED IN THE PROPOSED PURCHASE PRICE, PLEASE NOTE ACCORDINGLY AND PROVIDE AN
 ESTIMATE OF COSTS TO COMPLETE SITE DEVELOPMENT.

ITEMS TO COMPLETE SITE:	ESTIMATED COST	COST PER SQ FT

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PROPERTY AMENITIES

(Amenities available at the site, such as on-site conference room, breakroom, fitness facility, library, on-site storage. Photos and a property brochure may be attached to this proposal as supplemental information.)

BENEFITS OF THIS LOCATION TO THE STATE

(Please provide brief narrative detailing amenities available and other benefits to this location, etc. A copy of the property brochure may be attached to this proposal as additional information.)

CERTIFICATIONS

1. I hereby certify that I am authorized to act on behalf of the firm, individual, partnership, corporation or association making this proposal and that all statements made in this document are true and correct to the best of my knowledge. I agree to hold this offer open for a period of ninety (90) days from the deadline for receipt of proposals unless the property is sold to another party; or, if I am selected as the Top-Ranked Offeror, for such further period as is necessary for obtaining sale contract signature and approval. If the proposed property is sold to another party, I agree to immediately notify the Division of Public Works in writing so the property may be removed from consideration.
2. It is the objective of the Division of Public Works to obtain the highest quality property at a competitive market price. All terms listed in the proposal shall be subject to negotiation between the Offeror and the committee. No understanding, whether oral or written, whether made prior to or contemporaneously with the sale negotiations, shall serve to enlarge, modify, limit or otherwise affect the terms and conditions as ultimately detailed in the executed sale contract.
3. I understand and agree to be bound by the conditions contained in the Request for Proposal and shall conform with all requirements of the Request for Proposal.

Offeror Signature Name: _____
(Please Print)
Title: _____ Date: _____

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